

*City of Burien*

BURIEN PLANNING COMMISSION MEETING

September 22, 2009

7:00 p.m.

Miller Creek Room, Burien City Hall

MINUTES

**Planning Commission Members Present:**

Jim Clingan, Janet Shull, Stacie Grage, Rebecca McInteer

**Absent:**

Brian Bennett, Joe Fitzgibbon, Rachel Pizarro

**Others Present:**

David Johanson, senior planner; Elizabeth Ockwell, assistant planner; Dick Loman, economic development manager

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**Roll Call**

Vice Chair Clingan called the meeting to order at 7:00 p.m. At the call of the roll all commissioners were present except Commissioners Bennett, Fitzgibbon and Pizarro.

**Agenda Confirmation**

Motion to approve the agenda as presented was made by Commissioner Grage. Second was by Commissioner Shull and the motion carried unanimously.

**Public Comment**

None

**Approval of Minutes**

Motion to approve the minutes as presented was made by Commissioner Grage; second was by Commissioner Shull. The motion carried unanimously.

**Public Hearing**

Vice Chair Clingan opened the public hearing regarding the proposed Zoning Code amendments. Liz Ockwell, assistant planner, reminded commissioners that staff is proposing 15 Zoning Code amendments, 11 of which are corrections of typographical errors and additional definitions, and the remaining four proposed amendments are more substantive and clarify sections of the Zoning Code. If the commissioners are ready following the evening's public hearing, they may make a recommendation on the proposed amendments to the City Council. Ms. Ockwell then reviewed the proposed amendments.

Vice Chair Clingan, seeing no public comments on the proposed amendments, closed the hearing.

**Old Business**

A motion was made by Commissioner Grage to recommend to the City Council approval of Zoning Code amendment numbers 19.10.185 through 19.17.060, based on attachment 1 of the staff memo dated

September 22, 2008 [sic] and the testimony from the public hearing on September 22, 2009. Commissioner Shull seconded the motion. Motion carried unanimously.

### **New Business**

David Johanson, senior planner, introduced the proposed Comprehensive Plan policy amendments, which are in three areas: the Economic Development Element, Sustainability policies, and Capital Improvement Program (CIP) policies. He noted that several members of the Burien Business and Economic Development Partnership (BEDP) were in attendance to present the proposed Economic Development Element amendments to the commissioners. He then introduced Bob Ewing and Nancy Hinthorne, members of the BEDP.

Mr. Ewing gave a brief introduction about the proposed amendments and the BEDP subcommittee that developed them. He said the overarching theme is Burien's livability. He recognized the efforts the City has put forth thus far to attract business and economic development, and said the proposed amendments would allow the community to build on that work to take Burien into the future.

Drawing the commissioners' attention to proposed policy amendment ED 1.3, Mr. Ewing said one of the reasons there has been progress, particularly in the city's core, is that the City had funds available for public-private partnership. The fund apparently has been depleted and Mr. Ewing said he hopes the City Council's advisory groups push for the fund to be re-established as a tool to spur more development.

Next, he noted that Goal ED 2, "Embrace Burien's unique 'livability', is the centerpiece of comments the subcommittee collected from the community when it began its work. He said that goal should be the focus of any development projects in the future. Continuing, Mr. Ewing explained Policy ED3.4, "Promote mercado/plaza development zones," envisions an area of small shops, perhaps on Southwest 153<sup>rd</sup> Street, developed as part of a City project and populated by diverse ethnic retailers.

Another goal embraces economic "clusters" as a way to focus economic growth and one focuses on sustainability. Working with the Arts Commission, the subcommittee developed a goal of valuing art, aesthetic design and culture events as a central element of economic development. Other goals include communicating with the public on economic issues, balancing regulatory and service programs to ensure economic growth, maintaining partnership with community businesses, and monitoring the economic health and development of the community.

Mr. Johanson said he believes this is the first major update to the Economic Development Element of the Comprehensive Plan since it was written in 2003. Commissioner Shull said the proposed amendment looks like a replacement of what's currently in the Comprehensive Plan; Mr. Johanson confirmed that it is and will be so designated when it goes to the City Council for adoption. She then asked what kinds of businesses are envisioned in Policy ED 3.2 regarding development in the Northeast Redevelopment Area and whether the distinction should be made in the policy. Mr. Johanson answered that the NERA work being done right now will result in language that is more specific in other parts of the Comprehensive Plan.

Commissioner Shull then asked if a higher education cluster was considered. Mr. Loman answered that more thinking is needed on that subject. Mr. Ewing said the committee also discussed taking advantage of Burien's proximity to the airport and friendly atmosphere to attract businesses, nonprofits and organizations. Mr. Johanson suggested adding a "discussion" that clarifies the goal. Commissioner Shull said she would like to see an arts-related higher education cluster, perhaps including something like an Arts Institute of Seattle south branch.

Mr. Johanson, substituting for planning intern Jeremy Hammar, introduced the proposed language for the sustainability policies. He acknowledged the work the commissioners have done already on sustainability, and noted that two of the five areas of focus – protection of ecosystems and improved quality of life and sustainable development – already are addressed in the Comprehensive Plan. The remaining three, to be

added to the Comprehensive Plan, are sustainability and decision making, community participation, and reduce carbon emissions. The two options available are to either place the new language in existing chapters of the Comprehensive Plan wherever it is most appropriate or create a sustainability element, new Chapter 2.13. Commissioner Shull asked how the proposed amendment relates to any potential work the commission will be doing on the sustainability strategy framework; Mr. Johanson said he does not know. The commissioners discussed how the proposed amendments could become a Sustainability Element with goals and policies, and including the two areas of focus that already are addressed in the Comprehensive Plan.

For clarity, Mr. Johanson repeated what he said he understood the commissioners to say: that there be a framework of the five areas of focus, there be a separate element, somehow separating out policy language. He asked if a basic goal is needed for each of the five areas; the consensus was yes. Mr. Johanson then moved to the capital improvement program policies proposed amendment. He explained that because the City moved to two-year budget cycle, the Comprehensive Plan policies need to be brought up to date to ensure consistency with the capital improvement program. Originally the proposed amendments included updating the project lists in Chapter 3 of the Comprehensive Plan, the Capital Facilities Plan but, upon further review, he said, staff determined those updates were best postponed until the major Comprehensive Plan update occurs in 2011. Therefore, the proposed amendments simply change “annual” to “biennial” in policy language.

### **Planning Commission Communications**

None

### **Director’s Report**

### **Adjournment**

Motion to adjourn was made by Commissioner Grage; second by Commissioner Shull. The meeting was adjourned at 8:02 p.m.

Approved: October 13, 2009

/s/ Jim Clingan, vice chair